
From: John Shepardson <shepardsonlaw@me.com>
Sent: Friday, April 10, 2015 11:57 AM
To: Marcia Jensen; BSpector; Steven Leonardis; Marico Sayoc; Rob Rennie; Council
Subject: No. 40: Dell Ave//Traffic
Attachments: 1785Traffic.pdf

Mayor Jensen and/or other Council Members may wish to speak to Paul on the present status of this project. I'm told the preliminary EIR is being drafted.

Paul Kermoyan, Community Development Director Community Department Department

City of Campbell
70 N. First Street,

Planning Division
Title: Community Development Director
Phone: 408-866-2140

Questions related to the Request for Proposals (RFP) must be submitted in writing either via fax [attention Paul Kermoyan] at (408) 871-5140, or via email to paulk@cityofcampbell.com.

JS

Cut and paste from <http://www.bizjournals.com/sanjose/news/2015/01/27/campbell-sees-11-buildings-change-hands-in-two.html?page=all>

Campbell sees 11 buildings change hands in two deals worth \$109M

ATTACHMENT 66

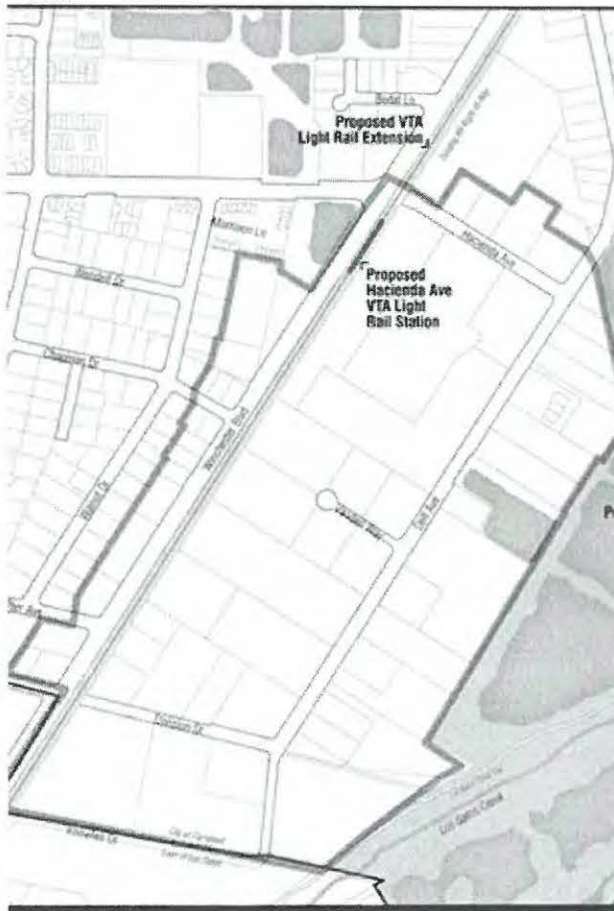
Jan 27, 2015, 6:09am PST **UPDATED:** Jan 27, 2015, 8:51am PST

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City of Campbell

The outline shows boundaries of the proposed Dell Avenue Area Plan in Campbell, which could allow higher development intensity in the district.

In the first transaction, WTA Dell LLC paid \$16.5 million, or roughly \$140 per square foot, for 1500-1520 Dell Ave., according to public records. The seller of the four-building, 110,332-square-foot complex was South Bay Development and a joint venture partner, which remain a major property owner in Campbell's Dell Avenue area.

In the second deal, the **Carlyle Group** paid \$92.4 million, or roughly \$294 per square foot, for Vasona Technology Park at 200-250 E. Hacienda Ave. and 1315-1357 Dell Ave., title records show. The seller was Hines Interests LP. (emphasis added)

The transactions are some of the largest in Campbell during this cycle and speak to the depth of interest in the submarket, said Eric Fox, executive managing director with DTZ in San Jose, who marketed both assets with a DTZ team.

"It's historically been very strong — the area rarely has any vacancy, and when they do, it's filled quickly," Fox said.

Both projects are characterized by different product type: The project WTA acquired is more on the industrial/flex-space continuum, whereas the Carlyle pickup leans more toward office/research and development.

But both have some interesting tenants. The rent roll in the WTA complex includes auto-parts distributor Worldpac, wafer foundry Noel Technologies Inc. and indoor-farming startup Ecopia Farms (we profiled the latter in-depth back in 2013).

Carlyle's campus includes Kaiser Permanente, electric-vehicle charging startup ChargePoint and even a **defense contractor**. (emphasis added)

The area benefits from proximity to the interchange of Highways 85 and 17, and its setting near the Los Gatos Creek Trail and close to Los Gatos. Indeed, the ever-expanding headquarters of Netflix is less than a half-mile away. Tenants tend to like it there and stick around, Fox said.

"I sold a project there 10 years ago, and 70 percent of the square footage (tenant makeup) is the same now as it was then," Fox said. "It's a good, stable setup. **Being in the West Valley is so desirable.**"

(emphasis added)

The sales come as the city of Campbell studies potential changes in land use for the Dell Avenue area that could allow property owners there to redevelop their sites at higher densities. The Dell Avenue Area Plan posits three "districts" for the 112 acres south of Hacienda Avenue, along Dell Avenue and Winchester Boulevard. The plan contemplates a mixed-use district along Winchester Boulevard, as well as R&D/office at higher intensities in the core area and "waterfront retail" uses along the Los Gatos Creek ponds.

Even before that long-term vision is realized, the area is likely to see investors upgrade existing properties to attract higher rents, said Mark Regoli, partner with South Bay Development, a firm that developed many projects in the area and is based on Dell Avenue.

"I think it's finally reaching a point where some of the product is getting dated out," he said. "In the next five to 10 years, there will be some renovation."

But he added: "They're still functional buildings, and if you look at industrial vacancy in Campbell, it's less than 1 percent."

Representatives of Carlyle and WTA weren't immediately available to comment on the deal, but both investors have been active lately. **Carlyle is the capital partner of Sand Hill Property Co. on The Grove, an office campus in nearby Los Gatos where Netflix is expanding.** Carlyle also has joined up with Calvano Development on a new office project in Mountain View. Meanwhile, WTA Development recently sold a two-building project in Sunnyvale to Westcore Properties for \$61 million. (emphasis added)

Cut & paste from <http://www.ci.campbell.ca.us/ArchiveCenter/ViewFile/Item/315>



CITY OF CAMPBELL
Community Development Department

NOTICE OF PREPARATION (NOP)

Dell Avenue Area Plan

NOTICE is hereby given that a **NOTICE OF PREPARATION (NOP)** to solicit public comments and input on the environmental impacts of the Dell Avenue Area Plan has been issued on July 16, 2014. The Dell Avenue Area Plan will define a vision for an approximately 100-acre area between the Los Gatos Creek Park and Winchester Boulevard in south Campbell. The Area Plan will also define permitted land uses, create development standards for new buildings in the area, and recommend potential public improvements for streets or other areas.

City of Campbell Notice of Preparation for Environmental Impact Report for the Dell Avenue Area Plan.

Project Location: Campbell, CA.

Lead Agency: City of Campbell.

Members of the Public are invited to provide comments in writing as to the scope and content of the EIR. Due to the time limits mandated by State law, responses must be sent at the earliest possible date, but no later than the close of the 30-day Notice of Preparation (NOP) review period, which runs from July 16 to August 14, 2014. Comments should be submitted in writing to:

Paul Kermoyan, Community Development Director
Community Development Department
City of Campbell
70 North 1st Street
Campbell, CA 95008

The NOP, including a description of the proposed Area Plan, is available at the Community Development Department and at the following website:

<http://www.ci.campbell.ca.us/492/Dell-Avenue-Area-Plan>

If you have any questions please contact Paul Kermoyan at 408-8662140 or at paulk@cityofcampbell.com

Paul Kermoyan
Community Development Director

- Create multimodal travel options in a concerted effort to reduce driving dependency and enhance the overall walkability of and access to the Plan Area.
- Create goals and policies intended to facilitate achievement of the vision
- Create development standards for the form and physical design of new development within the Plan Area.
- Provide recommendations for circulation and infrastructure improvements required to support future buildout of the Plan Area, including recommendations for accommodating a potential light rail station within the Plan Area.
- Provide an implementation strategy for achieving the goals in the DAAP and putting the policies in the DAAP into action.

2. Development Potential

The DAAP would permit a mix of R&D/light industrial, office, residential, retail, civic, and park/trail uses within the Plan Area. Table 1 shows development estimates for the Plan Area. It is assumed that development would occur over the course of the next 20 to 30 years. The rate and timeframe for development within the Plan Area are subject to variation based on market demands.

TABLE 1: ESTIMATED DEVELOPMENT CHANGE

	Gross New	Existing to be Removed	Net Change
Office	2,850,000 sf	558,000 sf	2,292,000 sf
Research & Development/Light Industrial	350,000 sf	498,000 sf	-148,000 sf
Retail & Services	72,000 sf	52,000 sf	20,000 sf
Residential*	300 units	n/a	300 units

*Residential would only be allowed on the west side of Winchester Boulevard

3. Circulation Analysis

A complete assessment of the existing and proposed circulation system will occur as part of the DAAP EIR process. The following intersections will be studied:

1. Camden Avenue/White Oaks Road-Curtner Avenue
2. San Tomas Expressway/SR 17 Southbound Ramps
3. East Sunnyoaks Avenue/Dell Avenue

4. Winchester Boulevard/West Sunnyside Avenue
5. Winchester Boulevard/Hacienda Avenue
6. Hacienda Avenue/Dell Avenue
7. Winchester Boulevard/Knowles Drive
8. Winchester Boulevard/SR 85 Northbound Ramps
9. Winchester Boulevard/SR 85 Southbound Ramps
10. Winchester Boulevard/Lark Avenue
11. Lark Avenue/SR 17 Southbound Ramps
12. Lark Avenue/SR 17 Northbound Ramps
13. Lark Avenue/Los Gatos Boulevard
14. San Tomas Expressway/Hamilton Avenue
15. San Tomas Expressway/Campbell Avenue
16. S. Bascom Avenue/Curtner Avenue
17. S. Bascom Avenue/Camden Avenue
18. S. Bascom Avenue/SR 85 Northbound Ramps
19. Los Gatos Boulevard/SR 85 Southbound Ramps
20. Los Gatos Boulevard/Samaritan Drive
21. Santa Cruz Avenue/Los Gatos-Saratoga Road
22. Winchester Boulevard/ Wimbledon Drive
23. Winchester Boulevard/Daves Avenue
24. Winchester Boulevard/Albright Way
25. Blossom Hill Road/Santa Cruz Avenue-Winchester Boulevard
26. Los Gatos Boulevard/Los Gatos-Saratoga Road
27. Los Gatos-Saratoga Road/University Avenue
28. Santa Cruz Avenue/Main Street

4. Other Public Agency Approvals

The Area Plan will become effective upon adoption by the Campbell City Council. The Planning Commission and other decision-making bodies will review the Area Plan and make recommendations to the City Council. While other agencies may be consulted during the Area Plan process, their approval is not required for Plan adoption. However, subsequent development under the Area Plan may require approval of State, federal and

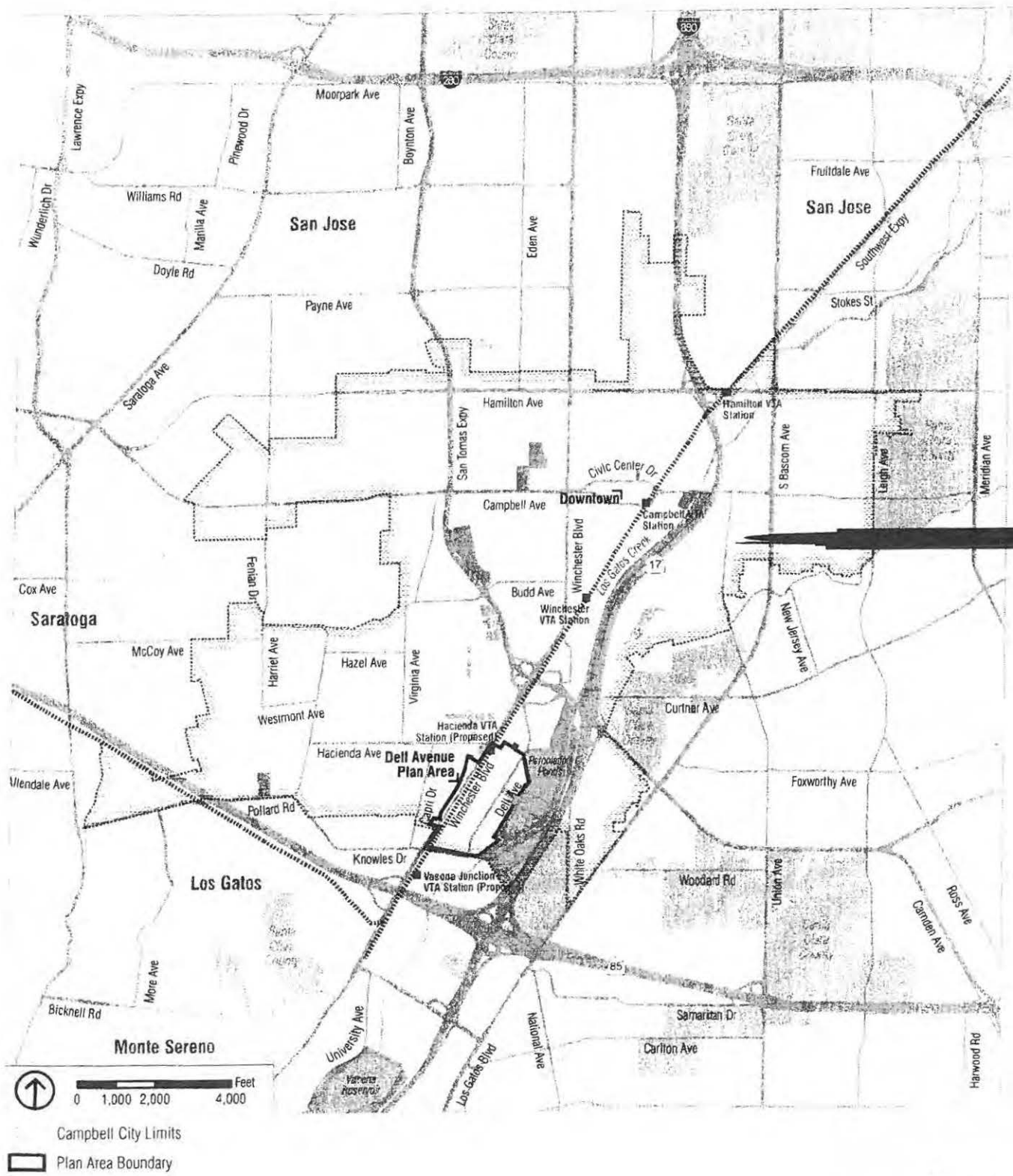


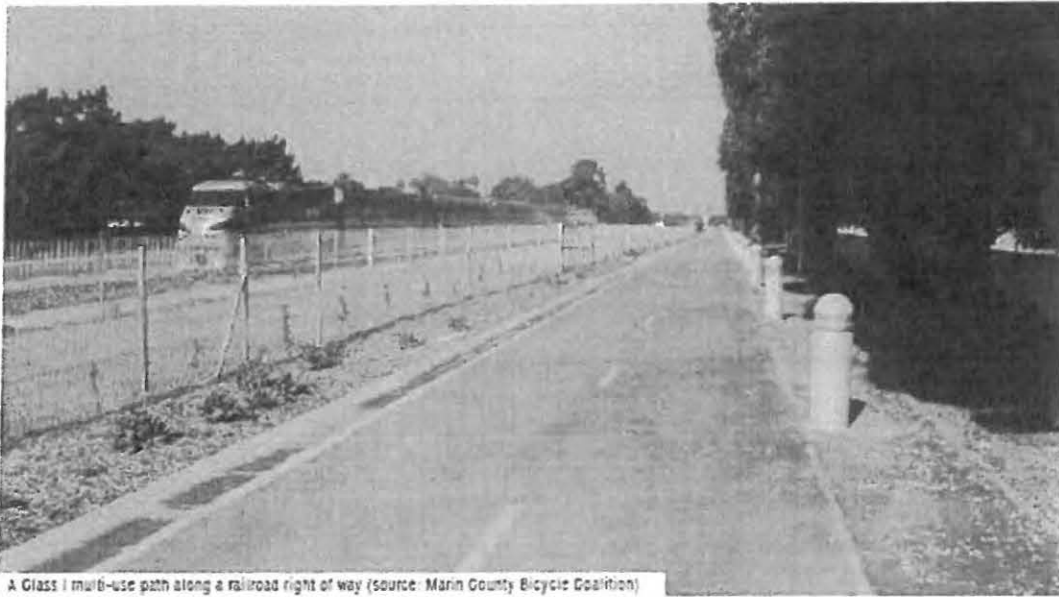
Figure 2
Citywide Context



Dell Avenue ^{Area} Plan

Improved Open Space Access

- Create Class I bicycle paths – Fully-dedicated, off-street
- Create Class II bicycle paths – Striped lanes within roadways
- Create Class III bicycle paths – Shared routes with vehicles



A Class I multi-use path along a railroad right of way (source: Marin County Bicycle Coalition)

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Cut and paste from <http://traffic.calit2.net/bayarea/traffic.jsp?hwyid=6>

Friday April 10, 2015

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North South

4

East West

17

North South

24

East West

37

East West

80

East West

84

East West

85

87

North South

92

North South

101

East West

205

North South

237

East West

238

East West

242

North South

280

North South

•

505

North South

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580

North South

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680

East West

•

880

North South

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980

North South

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East West

Traffic Report 17 South 11:32 AM		
280 North	-	62 mph
280 South	-	63 mph
East Hamilton Avenue	-	63 mph
San Tomas Expressway	-	58 mph
85 North	-	53 mph
85 South	-	35 mph
Lark Avenue	-	31 mph

Los Gatos Saratoga Road	—	55 mph
South Santa Cruz Avenue	—	56 mph
Alma Bridge Road	—	55 mph
Black Road	—	56 mph
Old Santa Cruz Highway	—	60 mph
Bear Creek Road	—	53 mph
Hebard Road	—	50 mph
Brush Road	—	49 mph
Madrone Drive	—	49 mph
Summit Road	—	52 mph
Glenwood Drive	—	52 mph
Laurel Road	—	50 mph
Glenwood Cutoff	—	53 mph
Scotts Valley Drive	·	67 mph
Granite Creek Road	·	70 mph
Glen Canyon Road	·	64 mph
Mount Hermon Road	·	60 mph
La Madrona Drive	·	59 mph
Pasatiempo Drive	·	57 mph
I North	—	23 mph

- - Cut and paste from <http://www.localconditions.com/weather-san-jose-california/95113/traffic.php> (with comments and diagramming)
 -
 -
- Cut and paste from http://sjdistrict1.com/2015/02/traffic_congestion/

General Plan Envision 2040: Traffic Congestion

Traffic Congestion by Matt Kamkar, P.E., JD

This is the first in a series of articles discussing the city's General Plan.

Also if we think the commute on 280 and 85 are bad in the mornings, wait until the new Apple campus opens at Wolfe Road.

So, who or what is to blame for this traffic? Well, those of us that commute by car to work (that is 90% of us) must ask ourselves this question: Do I live next to (or near) my work? If you answered "no," then you, like I, add to the problem.

A responsible development will provide not only adequate parking and open space but also help in traffic relief or at the very least not add to it. In certain corridors, e.g., Winchester Blvd., the full roadway helps to move the traffic during rush hour. [JS:

We have no room to expand Winchester Blvd in LG. No room to expand LG Blvd near N. 40.]



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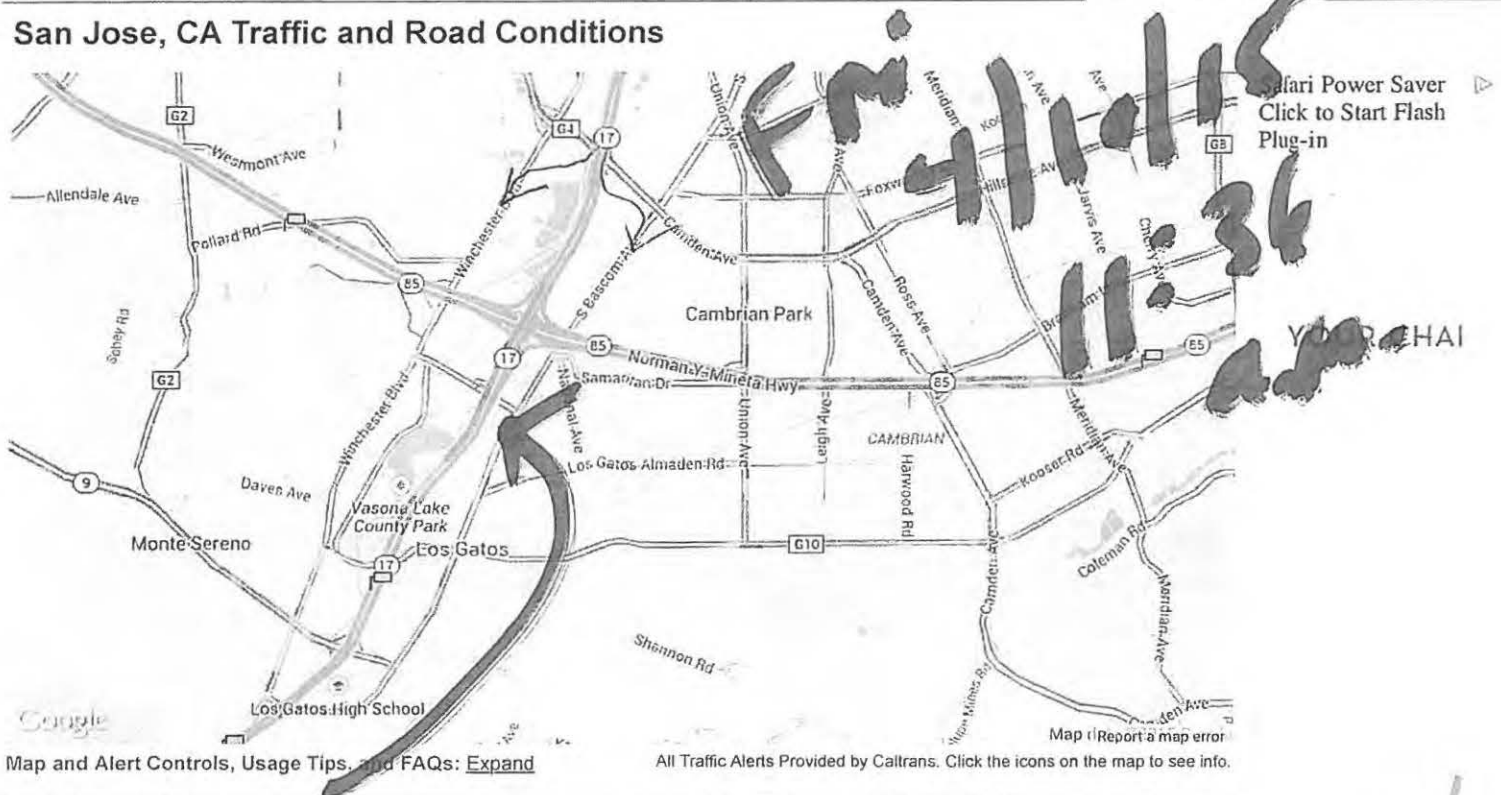
[Radar](#)

[Warnings and Advisories](#)

[Traffic Conditions](#)

[Past](#)

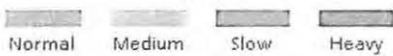
San Jose, CA Traffic and Road Conditions



Map and Alert Controls, Usage Tips, and FAQs: [Expand](#)

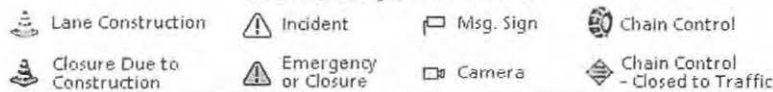
All Traffic Alerts Provided by Caltrans. Click the icons on the map to see info.

Traffic Flow



No Color: Traffic flows if any, does not register.

Notices, Delays, and Closures



Warning! Do not attempt to use any of these features while driving a vehicle.

[San Jose, CA Current Weather](#) | [San Jose, CA 5-Day Forecast](#) | [San Jose, CA Hourly Forecast](#) | [San Jose, CA Time & Date](#)

San Jose Traffic Alerts

I-280 - THE NORTHBOUND CONNECTOR TO NORTHBOUND I 880 /IN SAN JOSE/ (SANTA CLARA CO) IS CLOSED FROM 0001 HRS TO 0500 HRS MONDAY THRU SATURDAY THRU 4/11/15 - DUE TO CONSTRUCTION - A DETOUR IS AVAILABLE

I-280 - THE SOUTHBOUND CONNECTOR TO NORTHBOUND I 880 /IN SAN JOSE/ (SANTA CLARA CO) IS CLOSED FROM 0001 HRS TO 0600 HRS TUESDAY THRU SATURDAY THRU 4/11/15 - DUE TO CONSTRUCTION - A DETOUR IS AVAILABLE

I-280 - THE NORTHBOUND CONNECTOR TO NORTHBOUND SR 85 /IN SUNNYVALE/ (SANTA CLARA CO) IS CLOSED FROM 2300 HRS EACH NIGHT TO 0500 HRS EACH MORNING MONDAY THRU FRIDAY & FROM 0001 HRS TO 0700 HRS SATURDAY THRU SUNDAY THRU 4/12/15 - DUE TO CONSTRUCTION - A DETOUR IS AVAILABLE

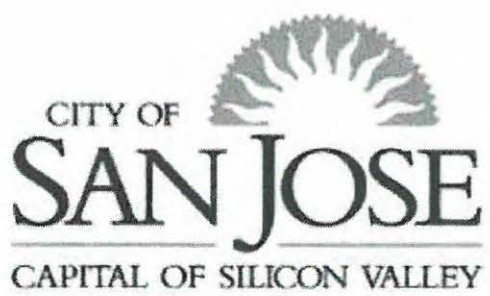
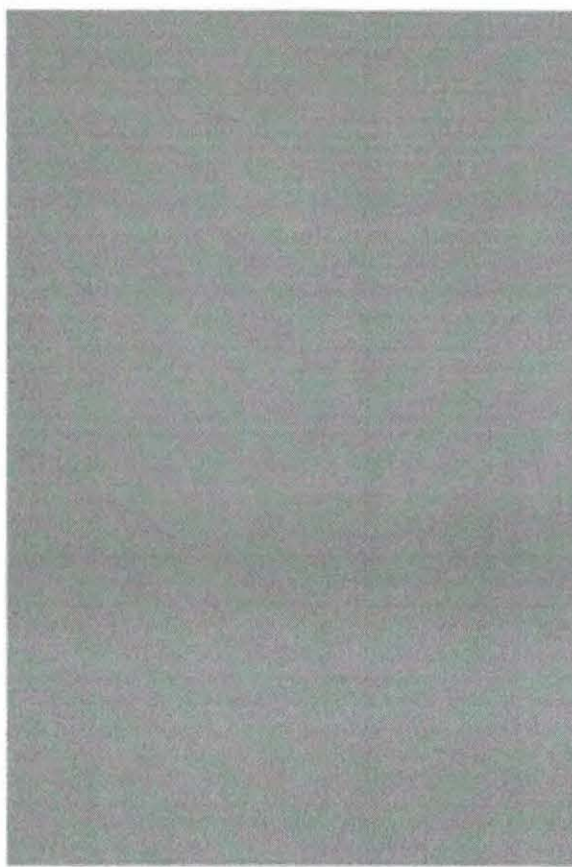
I-280 - THE NORTHBOUND CONNECTOR TO SOUTHBOUND SR 85 /IN SUNNYVALE/ (SANTA CLARA CO) IS CLOSED FROM 2100 HRS EACH NIGHT



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Joel Paulson

From: John Shepardson <shepardsonlaw@me.com>
Sent: Friday, April 10, 2015 3:38 PM
To: Marcia Jensen; BSpector; Steven Leonardis; Marico Sayoc; Rob Rennie; Council
Subject: N. 40 Convergence
Attachments: N. 40 Convergence.pdf



Property Development Data Sheet

Cambrian Park Plaza Shopping Center 14900 Camden Avenue, San Jose, CA



Urban Village Data

- Acreage: **90**
- Location: **See map on next page**
- Planned Job Growth: **3,500 jobs**
- Planned Housing Growth: **1,000 units**

Site Redevelopment Information

Redevelopment of this site will require the following:

- ▪ Prezoning to the conforming CG Commercial General Zoning District or a PD Planned Development District.
- ▪ Annexation from the County of Santa Clara into the City of San Jose.

The site is located within the Camden/Hillsdale Urban Village. Prior to the completion of an Urban Village Plan, the site can be developed consistent with the CG Commercial General Zoning District (residential uses would not be permitted). Alternatively, the site can be developed as a mixed use residential "Signature Project," which may proceed within Urban Village areas in advance of the preparation of an Urban Village Plan through the "Signature Project" process.

A "Signature Project" is defined in the San Jose 2040 General Plan under Implementation Policy IP-5.10. See the next page for "Signature Project" development criteria.

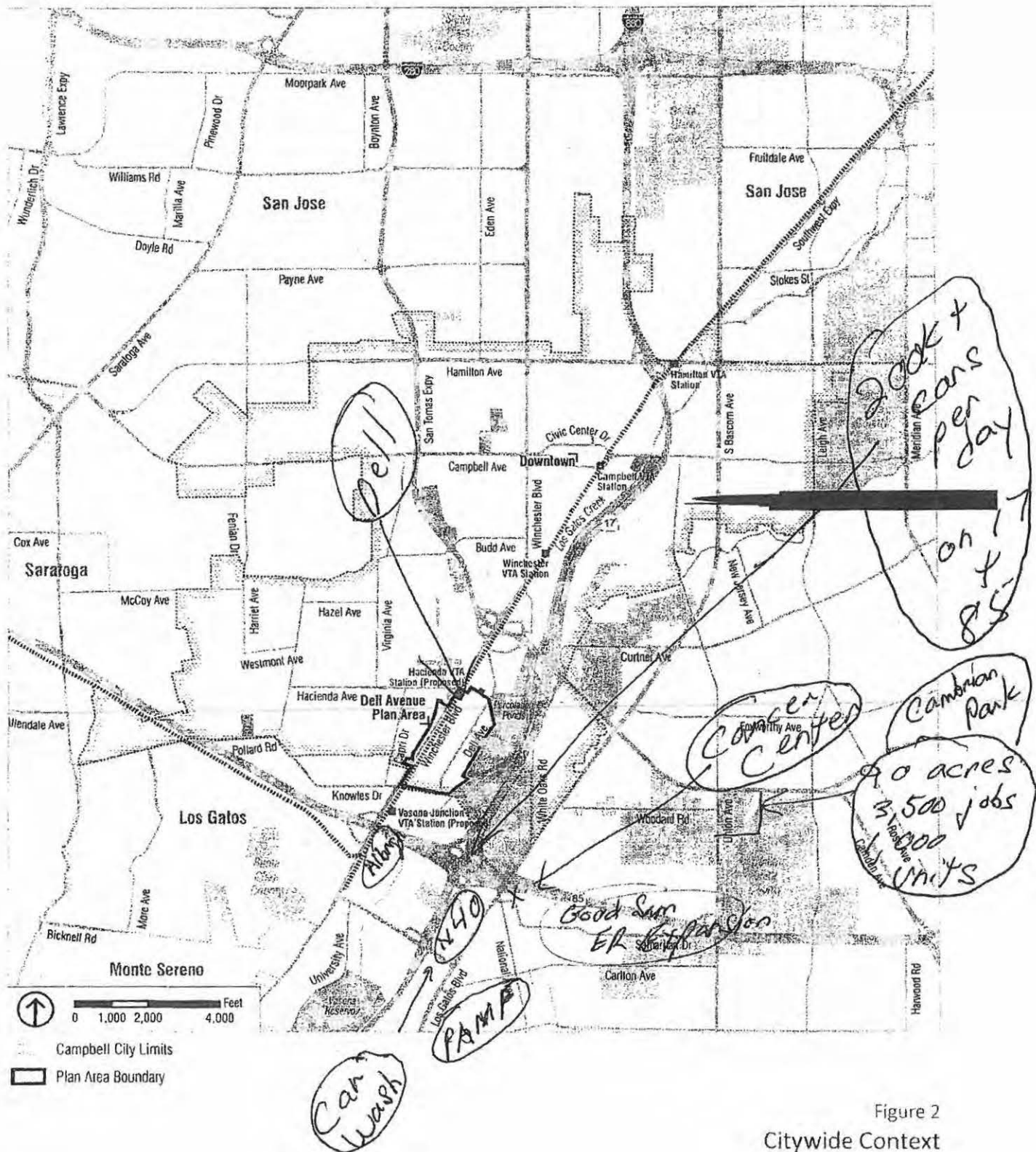


Figure 2
Citywide Context